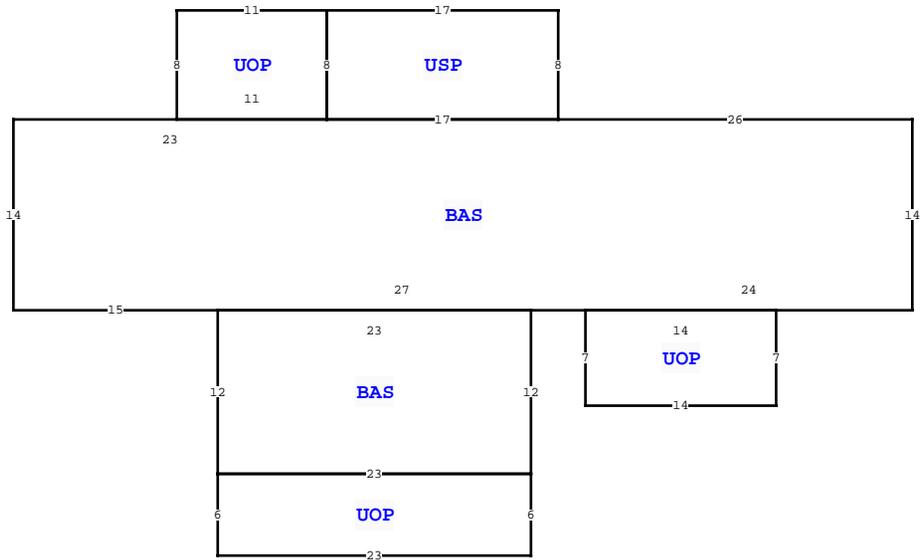


BUILDING CHARACTERISTICS		CONSTRUCTION	
ELEMENT	CD		
Exterior Wall	31	VINYL SID	100
Roof Structur	03	GABLE/HIP	100
Roof Cover	12	MODULAR MT	100
Interior Wall	04	PLYWOOD	100
Interior Floo	14	CARPET	90
Interior Floo	08	SHT VINYL	10
Air Condition	03	CENTRAL	100
Heating Type	04	AIR DUCTED	100
Bedrooms		2	100
Bathrooms		2	100
Stories	1.	1.	100
Architectual	01	CONV	100
Units		0	100
Condition Adj	01	01	100
Quality	01	01	
DOR CODE	2802MH PARK		
MAP NUM		MKT AREA	02
NEIGHBORHOOD/LOC	35417.00 1.00/		
AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR
BAS	276	100	
BAS	924	100	
UOP	88	25	
UOP	98	25	
UOP	138	25	
USP	136	35	
TOTALS	1,660		

MARKET ADJUSTMENTS											
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND
1	MOBILE HME	0%	- 2026								
Heated Area: 1200						HX Base Yr					



COLUMBIA COUNTY PROPERTY		PAGE 1 of 1	3
VALUATION SUMMARY			
VALUATION BY	STANDARD		
Tax Group: 3	Tax Dist:		
BUILDING MARKET VALUE	22,868		
TOTAL MARKET OB/XF VALUE	14,400		
TOTAL LAND VALUE - MARKET	57,240		
TOTAL MARKET VALUE	94,508		
SOH/AGL Deduction	0		
ASSESSED VALUE	94,508		
TOTAL EXEMPTION VALUE	0		
BASE TAXABLE VALUE	94,508		
TOTAL JUST VALUE	94,508		
NCON VALUE	0		
INCOME VALUE	0		
PREVIOUS YEAR MKT VALUE	85,118		

PERMIT NUM	DESCRIPTION	AMT	ISSUED
000055534	Mobile Home		04/22/2026
000055407	Mobile Home		04/01/2026
000055159	Right-of-Way Acce		03/04/2026
14792	M H	125	12/14/1998
7382	PUMP/UTPOL	25	07/15/1993

SALES DATA						
OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
1555/1003	11/25/2025	WD	U	I	37	80,000
GRANTOR: MCCOMBS FAMILY TRUST						
GRANTEE: PEACEFUL COURT LLC						
1523/1481	9/04/2024	QC	U	I	11	100
GRANTOR: MCCOMBS TERRELL						
GRANTEE: MCCOMBS FAMILY TRUS						

EXTRA FEATURES											
L N	OB/XF CODE	DESCRIPTION	BLD CAP	L	W	UNITS	UT	Adj R	ADJ UNIT PRICE	ORIG COND	YEAR ON
1	0259	MHP HOOKUP	0	0	0	6.00	UT	4,300.00	4,300.00	25	0
3	0070	CARPORT UF	0	0	11	20	UT	0.00	0.00	100	0
4	9945	Well/Sept	0	0	0	0	UT	7,000.00	7,000.00	100	0
5	0294	SHED WOOD/	0	0	10	12	UT	0.00	0.00	100	1993

TOTAL OB/XF												14,400			
L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	D T				
1	0200	C	MBL HM	0		A-1	0.00	0.00	1.00	AC	1.00				
2	2810	C	MH PARK	0		A-1	0.00	0.00	3.77	AC	1.00				

BUILDING NOTES											

BUILDING DIMENSIONS											
BAS= W26 USP= N8 W17 S8 E17\$ W17 UOP= N8 W11 S8 E11 \$W23 S14 E15 BAS= S12 UOP= S6 E23 N6 W23\$ E23 N12 W23\$ E27 UOP= S7 E14 N7 W14 \$ E24 N14\$.											

LAND DESCRIPTION												TOTAL OB/XF												
L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	D T	DPH FACT	% COND	TOT ADJ	UNIT PRICE	ADJ UNIT PRICE	LAND VALUE	OTHER ADJUSTMENTS AND NOTES	YEAR	DENSITY	DECL	FRZ	YR	CONSRV
1	0200	C	MBL HM	0		A-1	0.00	0.00	1.00	AC	1.00	1.00	1.00	12,000.00	12,000.00	12,000								
2	2810	C	MH PARK	0		A-1	0.00	0.00	3.77	AC	1.00	1.00	1.00	12,000.00	12,000.00	45,240								